

QUITCLAIM DEED WITH COVENANT
(CORRECTIVE DEED)

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KNOW ALL PERSONS BY THESE PRESENTS, THAT **WATERVILLE AREA INDUSTRIAL DEVELOPMENT CORPORATION** of Waterville, County of Kennebec, and State of Maine, for consideration paid, **GRANTS** to **SERVICENTER, INC.** of Waterville, County of Kennebec, and State of Maine, whose mailing address is P. O. Box 296, Waterville, Maine 04903-0296, with quitclaim covenants, the land in Waterville, County of Kennebec, State of Maine, described as follows:

A certain parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, situated on the northerly side of Armory Road, (formerly known as Webb Avenue), the boundaries of which are more particularly located and described as follows:

Commencing at an existing granite monument in the northerly right of way limits of Armory Road 26 feet northerly of centerline PT Station 22 + 74.83 as shown on Maine Department of Transportation Right of Way Map "Armory Road", Waterville, Kennebec County, dated July 1980, recorded Kennebec County Registry of Deeds plan file number E82169; Thence on a bearing, oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD, South 78° 01'19" East 15.89 feet along or near the northerly right of way limits of said Armory Road to the POINT OF BEGINNING:

Thence North 10° 32'20" East 33.41 feet along the parcel of land described in the conveyance to Jetport Motel, Inc., recorded Book 3553, Page 228, Kennebec County Registry of Deeds;

Thence North 24° 55'20" West 37' along the said parcel of land;

Thence North 65° 04'40" East 151.63 feet along the said parcel of land described in the conveyance to Jetport Motel, Inc. to the

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westerly line of the parcel of land described in the conveyance to the Waterville Area Industrial Development Corporation, deed recorded Book 1110, Page 243, Kennebec County Registry of Deeds;

Thence South $24^{\circ} 55'20''$ East 40.65 feet along or near the westerly line of the said parcel of land of the Waterville Area Industrial Development Corporation to the southerly line of said parcel of land;

Thence South $79^{\circ} 27'40''$ East 16.12 feet along or near the southerly line of the said parcel of land of the Waterville Area Industrial Development Corporation;

Thence South $65^{\circ} 04'40''$ West 112.64 feet along the second parcel of land described in the conveyance to Jetport Motel, Inc., recorded Book 3669 Page 250 Kennebec County Registry of Deeds;

Thence South $10^{\circ} 32'20''$ West **54.65** feet along the second parcel of land described in the said conveyance to Jetport Motel, Inc., to the northerly right of way limit of Armory Road;

Thence North $78^{\circ} 01'19''$ West **50.03** feet along or near the northerly right of way limits of said Armory Road, as defined on the aforesaid plan recorded E82169, to the Point of Beginning. Containing 25.757 square feet.

This Deed corrects the Deed dated February 13, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5312, Page 11 by adding a missing call and correcting the distance on the last two calls.

The above description is based upon a Standard Boundary Survey of Property of Servicer, Inc., by Paul H. Ruopp Jr., PLS, Monmouth, Maine, further reference being made as part of this description to said survey and Plan of Standard Boundary Survey Property of Servicer, Inc. and EFR, Inc. by Paul H. Ruopp Jr., PLS, dated January 03, 1997.

Said described parcel of land is a portion of the second parcel designated for street purposes described in the conveyance to Waterville Area Industrial Development Corporation by Lewis J. Rosenthal, deed recorded

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Book 1110 Page 243 Kennebec County Registry of Deeds. A small portion of the parcel described in Book 1110, Page 243 was taken for highway purposes for Armory Road per the above referenced plan and notice of taking.

IN WITNESS WHEREOF, WATERVILLE AREA INDUSTRIAL

DEVELOPMENT CORPORATION has caused this instrument to be executed this

24th day of the month of ~~March~~ ^{April}, 1997.

Signed, Sealed and Delivered
in the Presence of

WATERVILLE AREA INDUSTRIAL
DEVELOPMENT CORPORATION

Witness

By: Kenneth P. Viens
Kenneth P. Viens
Its: President

STATE OF MAINE
KENNEBEC, ss.

April
~~March~~ 24, 1997

Then personally appeared the above named Kenneth P. Viens and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Waterville Area Industrial Development Corporation.

Before me,

William P. Dubord
Notary Public/Attorney at Law

RECEIVED KENNEBEC CO.

97 APR 29 AM 9:00

ATTEST: Kenneth P. Viens
REGISTER OF DEEDS

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WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2001